BEING ALL OF LOT 126 OF LAKE BLUFF, LOCATED IN THE SW 1/4 OF SEC. 17 (GOVERNMENT LOT 3), T.4N., R.18E., VILLAGE OF EAST TROY, WALWORTH COUNTY,

WI.

## SURVEYOR

DAVID T. BOSSHARD, RLS 2641 YAGGY COLBY ASSOCIATES P.O. BOX 180500 DELAFIELD, WISCONSIN 53018 (262)646-6855

## SURVEY FOR

BIELINSKI CUSTOM HOMES RE: WITTKOPP N16 W23377 STONE RIDGE DRIVE WAUKESHA, WI 53188

## LEGEND

- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- NAIL SET
- UTILITY BOX
- HYDRANT X
- MANHOLE
- BENCHMARK (AS NOTED)
- EXIST. GROUND ELEV. AS OF DATE OF SURVEY × XXX.XX
- ADJ. YARD GRADE PER MASTER GRADING PLAN
- $\times |\overline{\mathsf{XXX.XX}}|$  TOP OF STAKE ELEV.

JUL 1-6 2008



NOTES: 1. UTILITY EASEMENTS NOT SHOWN--NO TITLE POLICY **PROVIDED** 2. PENALTY FOR DISTURBING LOT

CORNER MONUMENTS \$250.00 OR UP TO 1 YEAR IMPRISONMENT PER SS. 236.32(2) 3. MISSING LOT CORNER

MONUMENTS WERE NOT RESET AT THIS TIME PER THE CLIENT'S REQUEST. SIGNED LOT PIPE PLACEMENT WAIVER ON FILE IN ACCORDANCE WITH AE 7.01(2).

LOT 140 LOT 139 LAKE BLUFF LAKE BLUFF 15' DRAINAGE **EASEMENT** (VACANT) (865.00)

N76°04'38"E 52.30' N80°22'23"E 42.43 品 S09°37'37"E LOT 126 49 BUILDING SETBACK LINE 12,285 S.F. 48.00 **OUTLOT 40** LAKE BLUFF 8.00 LOT 127 EXISTING BUILDING LAKE BLUFF Ē TOP OF WALL=863.79 56.00 (VACANT) .00 (863.55)35.50 EXIST. MAPLE 12.4 GAR. HEART 8 20.50 25. PROP. PROP. DRIVE STDFWALK N80°22'23"E 31.47' EXIST. CURB OAKMONT DRIVE

(66' ROW)



1st Floor 8150.pc3,

12/21/2007 6:49:00 AM,

126,

12682\dwq\B12682

Course: N84°15'47" E

SCALE : 1'' = 30'

Chord: 45.18'

Arc Length: 45.22'

Radius: 333.00' Delta: 07°46'48" RENCHMARK CHISLED "X" ON BACK OF

CURB ELEV.=861.84 BUILDING SETBACK FRONT - 25'

SIDE - 8'/20'-One Story SIDE - 10'/25'-Two Story

**REAR - 25'** 

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

YAGGY COLBY ASSOCIATES 501 MAPLE AVE., DELAFIELD, WI 262-646-6855 PATH: P:\B12682\DWG\B12682.DWG

NOTE: CAUTION
THE UTILITIES SHOWN IN THIS PLAT ARE NOTE:

INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.